

**VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Regular monthly meeting**

December 6, 2011

Present: Chairman: Joseph Barbaro; **Members:** Joseph Immorlica, Arne Saari, Placito Sgro and Richard Weissbrod

1. Minutes:

- The revised minutes of October 4, 2011 were reviewed. **R. Weissbrod** moved to accept the revised minutes as presented and **A. Saari** seconded the motion. The revised minutes were approved 5-0.
- The revised minutes of October 18, 2011 were reviewed. **P. Sgro** moved to accept the minutes as revised and **A. Saari** seconded the motion. The revised minutes were approved 5-0.
- The minutes of November 8, 2011 were reviewed. **A. Saari** moved to accept the minutes as revised and **J. Immorlica** seconded the motion. The revised minutes were approved 5-0.
- The minutes of November 15, 2011 were reviewed. **R. Weissbrod** moved to accept the minutes as reviewed and **S. Saari** seconded the motion. The revised minutes were approved 5-0.
- The minutes of November 29, 2011 were reviewed some revisions were suggested. The minutes were tabled until the next meeting.

2. Correspondence:

- New York Metropolitan Transportation Council – Notice of Comment Period 11/28/11-12/07/11.
- Drake, Loeb, Heller, Kennedy, Gogerty, Gaba and Rodd PLLC. \$157.50 communication with the Village Clerk in reference to a Planning Board and building inspector issue (tabled from last month) **R. Weissbrod** moved to approve to pay the bill and **J. Barbaro** seconded the motion. The bill was approved for payment. (Voucher not dated).

3. Board business:

- The Board Discussed whether or not the Planning Board should review and comment on the Comprehensive plan. The Board will meet on January 10, 2012 to discuss the comprehensive plan.
- The Board will discuss recommendations to the Mayor and Board of Trustees as a result of the Scenic Hudson Application and will be discussed at the January 3, 2012.
- Informal Packet for board review was distributed from the Keane and Beane P.C. Attorneys representing Butterfield Realty, LLC for review.
- Resolution for Scenic Hudson was questioned by **J. Immorlica** regarding 50 parking spaces.
- Building Inspector William Bujarski – reviewed town business and discussed a Planned Unit Development (PUD) zoning.

4. ZBA review:

A. Lara and Steve Voloto, 9 Constitution Dr.

The applicants proposed to construct a fence over 4 feet high to keep the applicants dog on their property. The Board discussed the application. **R. Weissbrod** moved that the Planning Board give the ZBA the opinion to deny the application and **A. Saari** seconded the motion. The motion passed by a vote of 3-2. **P. Sgro** noted he voted against the motion due to infringement of the property owner's rights. **J. Immorlica** noted the fence should be approved due to the property owner having a dog that can jump a lower fence.

B. Alberto and Laura Mora, 33 Fair St.

The applicants proposed a seconded story balcony which requires a front and side yard variance. **A. Saari** moved that the Planning Board opinion is that the ZBA should grant the variance and **R. Weissbrod** seconded the motion. The motion was approved 5-0.

R. Weissbrod move to adjourn the meeting and **P. Sgro** seconded the motion. The meeting was adjourned at 9:57 P.M.

Joseph Barbaro, Planning Board Chairman

Date